

C O P Y

Assistant Commissioner
for Design and Construction - PC
Director, Estimates Division

March 12, 1958

PCAE

Langley, Virginia
CIA Building
Project No. 44122

Pursuant to Estimates Division memo of March 11, relative to subject project there is the following additional information.

As stated in the March 11 memo, the architect submitted a list of items of cost reductions which were rejected, accepted or modified, totaling \$802,000 as follows:

Construction Cost Reductions

1. Omit "Thiokol" for glazing only, and substitute "Pecora" standard glazing compound

Since Pecora conforms to Federal specifications, this

Deduct \$19,000

2. Omit Granite on main entrance platform but retain granite steps. This change was adapted.

" 13,500

3. Substitute "Hubbellite" cement flooring with non-slip abrasive in Kitchens and Pan ries in lieu of Quarry Tile. This was rejected.

4. Substitute #12 gage galvanized tubular steel for all aluminum doors and frames, louvers and outside railings and roll-up doors.

This change was adopted except important entrance doors were to remain aluminum.

Deduct 100,000

5. Substitute 3/4" X12"X24" "Fiberglass" acoustical tile in lieu of mineral tile

This change was adopted.

Deduct 36,000

6. Omit 3-ply waterproofing on top of ground floor slab over unexcavated areas and substitute one layer of metal reinforced waterproof paper over porous fill under slab - Fill & finish remains over slab.

This was adopted.

Deduct 56,500

Asst. Commissioner for D & C

March 12, 1958

Re: Langley, Virginia
CIA

7. Omit Celotex protection of membrane waterproofing on exterior of foundation walls and substitute 15-pound roll roofing.

It was decided that, in lieu of 15-pound roll roofing, 90-pound roll roofing would have to be used. Since this represented no saving this item was rejected.

Electrical Cost Reductions

1. Omit emergency generators.
Emergency generators were a requirement from the inception of this project. Their omission would impair the job. This was rejected.
2. Substitute double-ended type for spot networks for all unit substations. This was rejected.
3. Omit 900 clocks and 600 blank outlets. This change could result in a reduction of \$135,000.

CIA will study and advise later.

4. Omit red (secure) telephone system.
This was adopted.

Deduct \$80,000

Plumbing Cost Reductions

1. Omit sprinkler installation for two-gear closets.
This was rejected.
2. Substitute wet type sprinkler system for CO₂ fire protection in secure vaults.

On advice from CIA, fire protection in secure vaults can be omitted.

Deduct 42,000

3. Substitute wall-hung urinals for pedestal type.
This was rejected.

Heating, Ventilating & Air Condition Reductions

1. Substitute two 65,000-pound boilers in lieu of three 50,000-pound boilers.
This was rejected.
2. Substitute two-weeks supply of fuel oil in lieu of three-weeks supply.

This was adopted.

Deduct 20,000

Asst. Commissioner for D & C

March 12, 1958

Langley, Virginia
CIA

(Heating, Ventilating & Air Condition Reductions (Cont'd))

3. Omit Cooling Tower and Condenser Water Winterizing System.
This was adopted. Deduct \$10,000
4. This item is coincident with Item 1, of electrical work, emergency generator.
This was rejected.
5. Eliminate exterior air system for ground floor.
This was adopted Deduct 175,000
- 6 & 7. Eliminate snow-melting equipment.
This was adopted. Deduct 55,000
8. Substitute normal air conditioning for 24-hour air conditioning systems.
This would result in a deduction of \$95,000.

CIA will study and advise later.
9. Omit all insulation on supply ducts except in shafts, under roofs, unconditioned spaces, and mechanical rooms. This was adopted. Deduct 95,000
10. Eliminate separate exhaust fans and ductwork for 6 various types of spaces and tie into nearest toilet exhaust system. This was rejected.
- A. In addition to the foregoing it was proposed to substitute thin wall conduit in lieu of rigid conduit in furred ceilings. This was adopted. Deduct 100,000
- Total all above savings \$802,000

In addition to the foregoing the following changes were suggested by PBS personnel.

- B. In lieu of surface-mounted lighting fixtures substitute a short stem fixture to hang 9 inches below ceiling. Deduct \$200,000 ?
- C. Change quartz aggregate to stock aggregate. Samples of four kinds of stock aggregate were procured from Arban and Carosi, Inc. Two types comparing favorably with quartz in appearance were taken to New York by the architect's representatives. Both types represent a saving of 348,000 .

Assistant Commissioner for D & C

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RE: Langley, Virginia
CIA

- B. Eliminate walnut screens and substitute plaster partitions in Cafeteria and substitute metal in lieu of walnut balustrade.

CIA stated that they would do without this expensive treatment. The change represents a deduction of

\$73,000

- E. Reinstate aluminum roof in lieu of the 3/4" x 3/4" Italian Mosaic tile on auditorium. This represents a saving of

120,000

Total items B,C,D & E

\$741,000

The architect wishes to obtain the savings represented by items B, C, D & E, if necessary through deduction alternates. Thereaalready is a deduction alternate for omission of the Auditorium and enclosed corridor - \$853,539.

It is our opinion that Items B, C, D & E should be incorporated in the drawings and specifications.

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